

The Honorable Ronald B. Leighton

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Attorneys for the United States

UNITED STATES DISTRICT COURT  
WESTERN DISTRICT OF WASHINGTON  
AT TACOMA

UNITED STATES OF AMERICA	)	
	)	Civil No. 07-5698RBL
Plaintiff,	)	
	)	
v.	)	<b>ORDER</b>
	)	
GLEN A. MOREHOUSE, EMMA J.	)	
MOREHOUSE, RUSSELL BOLEN, CLARK	)	
COUNTY, CEDAR CREEK PROPERTY	)	
OWNERS ASSOCIATION, FIRST	)	
INDEPENDENT BANK, TRANSAMERICA	)	
INDUSTRIAL LOAN,	)	
	)	
Defendants.	)	
_____	)	

Proposed Order

Case No: 07-5698

**U.S. Department of Justice**  
P.O. Box 683, Ben Franklin Station  
Washington, D.C. 20044-0683  
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This matter came before the Court on the United States' Motion to Confirm Sale and Disburse Proceeds arising from the sale of the real property referred to as the "Amboy Tract" in the United States' Complaint. The sale took place on September 30, 2010, by the Internal Revenue Service (IRS), pursuant to the Order of Foreclosure and Decree of Sale entered by the Court on October 13, 2009. For the reasons stated in the United States' Motion and the Declaration of Mary Snoddy submitted therewith, the Court finds that the sale of the subject property was conducted in compliance with the applicable law found at 28 U.S.C. §§ 2001-2002, that payment was made and accepted in compliance with paragraph 6 of the Order of Foreclosure and Decree of Sale, and that such funds, in the amount of \$55,000, were deposited in the registry of the Court in compliance with paragraph 14 of the Order of Foreclosure and Decree of Sale.

Accordingly, the United States' Motion to Confirm Sale is GRANTED, and it is hereby

ORDERED that the sale of the Amboy Tract is confirmed. It is further

ORDERED that the IRS shall promptly deliver a deed thereto to the purchaser, Lakeview Holdings LLC. It is further

ORDERED that the Clerk of the Court shall disburse all proceeds of the sale from the Court's registry in the following manner:

**First**, \$2,755.24 to the IRS (Attention: Mary Snoddy, Property Appraisal and Liquidation Specialist, Internal Revenue Service, 500 W. 12<sup>th</sup> St., Vancouver WA 98660) for costs and fees;

**Second**, to Clark County in the amount of \$5,221.93 (Attention: Curt Wyrick, Attorney for Clark County, Clark County Prosecuting Attorney's Office, PO Box 5000, Vancouver, WA

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98666-5000), to be applied to property tax liens encumbering the Amboy Tract;

**Third**, to the United States in the amount of \$23,511.42 (Attention: William Thompson, Office of Review, PO Box 310, Ben Franklin Station, Washington, DC 20044) to be applied to the unpaid federal tax liabilities of defendant Glen Morehouse; and

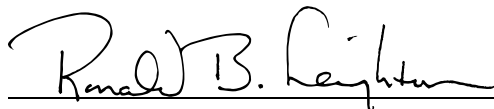
**Fourth**, to the Cedar Creek Property Owner's Association (Attention: Richard Ryan, 18010 NE Neer Circle, PO Box 221, Amboy Washington 98601) in the amount of \$1,506.27 to be applied to the Cedar Creek Property Owner's Association's liens encumbering the Amboy Tract.

**Fifth**, to Emma Morehouse, 20816 NE 389<sup>th</sup> St., Amboy Washington, 98601 in the amount of \$22,005.14.

ORDERED that to the extent that any interest has accrued on the \$55,000 deposited with this Court as proceeds from the sale of the Amboy Tract while it has been held in the Court's registry, such interest shall be split evenly between the United States and Emma Morehouse.

It is SO ORDERED.

DATED this 22<sup>nd</sup> day of December, 2010.

A handwritten signature in black ink, reading "Ronald B. Leighton", written over a horizontal line.

RONALD B. LEIGHTON  
UNITED STATES DISTRICT JUDGE

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